



December 19, 2015

R05-15-A-028

Environmental Management Support, Inc.  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Mrs. Cromwell:

The City of Dayton, Ohio is submitting the attached application for a Community-Wide Brownfield Assessment Grant in the amount of \$400,000. Dayton is a city with a rich history and many positive attributes, while at the same time facing extraordinary socio-economic challenges. We have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful brownfield projects. With EPA's support, we will further our plan to revitalize Dayton's west side, and address the city's challenges by facilitating new investment.

At the turn of the 20th century, Dayton was an industrial powerhouse, claiming more patents than any other U.S. city. Wilbur and Orville Wright gave the world wings to fly from their bicycle shop on West Third Street. The first parachute jump, first solo instrument landing, night flying advances, world altitude records, and pioneering in aerial photography have all been part of Dayton's aviation heritage. Dayton became home to one of the largest concentrations of General Motors (GM) factories in the country. Beginning in the early 1960s, Dayton's manufacturing base began to crumble, like much of the so-called rust belt, which resulted in a staggering decline in the city's population from a peak of more than 260,000 in 1960 to less than 142,000 by 2010. In 1990, five GM plants employed more than 20,000 people in the Dayton area; that number now stands at zero.

The Target Area described in the 2015 brownfield grant application is Greater West Dayton, and in particular the Third Street Corridor, as described in the 2015 "Greater West Dayton Corridor Plan" (WDCP). The WDCP provides a strategic blueprint for revitalizing four square miles of Dayton's disadvantaged west side community. The Target Area was chosen because of the concentration of brownfields blighting the City's most impoverished, underserved urban neighborhoods.

By 2010, factors such as outsourcing and automation had resulted in the loss of tens of thousands of manufacturing-related jobs in Dayton. The 2008 closing of the region's last GM Plant (two days before Christmas) was particularly difficult. A University of Michigan study later calculated that the cascading effects of the closing resulted in 33,024 direct and indirect jobs lost throughout the Dayton metro area, and a monumental economic loss to the region estimated at over \$700 million.

Nearly half the city's residents have left since 1960. The dispersal of Daytonians to suburban areas has consumed rural farmlands, resulting in urban sprawl. Now, less than 20% of the metropolitan area's population lives within the city of Dayton. The result is a remarkable prevalence of abandoned brownfields within the city. The City's ability to tackle these brownfields is limited by current financial conditions, resulting from the 2008 national recession and Ohio's subsequent budget crisis. The City's 2013 General Fund budget was smaller than it was in 1995, and in that time the City has reduced its staff by nearly 40%, impacting every department in the organization.

The WDCP was developed through meetings and outreach within the community. A multi-day design charette was held where neighborhood residents, local business leaders, and corporate partners began the planning process. The purpose of the charette included building a vision for the area and specific corridors, creating goal and guiding principle statements to be specific to each neighborhood, identifying land use and redevelopment scenarios, and identifying design aesthetics and overall character of the corridors. The WDCP's initial focus is on the Third Street Corridor, which includes the West Third Street Historic District and Wright-Dunbar residential neighborhood.

Dayton has a plan to address brownfield issues, and we are tackling the environmental legacy of our industrial history in order to continue revitalizing our neighborhoods to the benefit of our residents and businesses. The City's economic development team and our partners have repeatedly demonstrated our ability to leverage and manage successful brownfield redevelopment projects. The Brownfield Assessment Grant will provide a powerful tool to offset the technical, financial, and timing challenges that often cause businesses and developers to overlook the city in favor of sprawl.

- a. Applicant Identification: City of Dayton  
101 West Third Street  
Dayton, Ohio 45402
- b. Dun and Bradstreet (DUNS): 004478194
- c. Funding Requested:
  - (i) Grant type: Assessment
  - (ii) Amount: \$400,000
  - (iii) Contamination: \$200,000 Hazardous Substances and \$200,000 Petroleum
  - (iv) Community-wide
- d. Location: City of Dayton, Ohio
- e. Not Applicable - Not a site-specific proposal
- f. Contacts:
  - (i) **Project Director:** Ms. Veronica Morris, Senior Development Specialist,  
City of Dayton Office of Economic Development  
101 West Third Street, P.O. Box 22, Dayton, Ohio 45401  
Phone: (937) 333-3912, email: [veronica.morris@daytonohio.gov](mailto:veronica.morris@daytonohio.gov)
  - (ii) **Chief Executive:** Mr. Tim Riordan, City Manager  
101 West Third Street, P.O. Box 22, Dayton, Ohio 45401  
Phone: (937) 333-3600, email: [tim.riordan@daytonohio.gov](mailto:tim.riordan@daytonohio.gov)
- g. Date Submitted: December 19, 2015
- h. Project Period: Three years
- i. Population: 141,527 (*U.S. Census Bureau 2010*)
- j. Other Considerations: Attached

Sincerely,



Christopher Lipson, Acting Deputy Director  
Office of Economic Development  
City of Dayton, Ohio

**FY 2015 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS  
HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION  
SUBMITTED BY CITY OF DAYTON, OHIO**

**RANKING CRITERIA FOR ASSESSMENT GRANTS**

**1. Community Need**

**1.a. Targeted Community and Brownfields**

**1.a.i** At the turn of the 20th century, the City of Dayton (City) was an industrial powerhouse, claiming more patents than any other U.S. city. Wilbur and Orville Wright gave the world wings to fly from their bicycle shop on West Third Street. The first parachute jump, first solo instrument landing, night flying advances, world altitude records, and pioneering in aerial photography have all been part of Dayton's aviation and industrial manufacturing heritage. Dayton became home to one of the largest concentrations of General Motors (GM) factories in the country. Beginning in the early 1960s, the manufacturing base began to crumble, which resulted in a staggering decline in the City's population from a peak of more than 260,000 in 1960, to approximately 166,000 in 2000, to less than 142,000 today, according to 2010 Census figures. In 1990, five GM plants employed more than 20,000 people in the Dayton area; that number now stands at zero. In 2009, Dayton's last Fortune 500 company, NCR (National Cash Register) relocated its corporate headquarters to Georgia, taking with it hundreds of jobs, and over 100 years of leadership in the community.

The Target Area described within this proposal is Greater West Dayton, and in particular the Third Street Corridor, as described in the 2014 document, "The Greater West Dayton Corridor Plan" (WDCP). The WDCP provides a strategic blueprint for revitalizing four square miles of Dayton's disadvantaged west side. The Target Area was chosen because of the concentration of brownfields immediately adjoining the City's most impoverished, underserved urban neighborhoods.

**1.a.ii.** Statistics comparing the Third Street Corridor, Greater West Dayton, and the City to County, State, and National figures are presented below.

	<b><u>Third Street Corridor<sup>1</sup></u></b>	<b><u>West Dayton<sup>2</sup></u></b>	<b><u>City of Dayton</u></b>	<b><u>Montgomery County</u></b>	<b><u>Ohio</u></b>	<b><u>National</u></b>
Population	2,687 <sup>1</sup>	19,607 <sup>2</sup>	141,527 <sup>3</sup>	535,153 <sup>3</sup>	11,536,504 <sup>4</sup>	308,745,538 <sup>4</sup>
Unemployment	N/A	N/A	7.5% <sup>3</sup>	7.8% <sup>3</sup>	7.5% <sup>3</sup>	7.2% <sup>3</sup>
Poverty Rate	46.5% <sup>1</sup>	42.8% <sup>2</sup>	37.3% <sup>5</sup>	18.7% <sup>5</sup>	16.3% <sup>5</sup>	15.1% <sup>4</sup>
Percent Minority	93.9% <sup>1</sup>	96.1% <sup>2</sup>	48.3% <sup>3</sup>	24.4% <sup>3</sup>	17.3% <sup>4</sup>	26.7% <sup>3</sup>
Median Household Income	\$14,981 <sup>1</sup>	\$25,631 <sup>2</sup>	\$27,033 <sup>5</sup>	\$42,524 <sup>5</sup>	\$46,829 <sup>5</sup>	\$49,445 <sup>5</sup>
<sup>1</sup> Census Tract 1651.00 - data from Federal Financial Institutions Examination Council, 2010 Data <sup>2</sup> Census Tracts 0007, 0010, 0035, 0038, 0039, 0041, 0042, 1651- data from FFIEC, 2010 Data <sup>3</sup> Data from Bureau of Labor Statistics - <a href="http://www.bls.gov">www.bls.gov</a> , October 2013 <sup>4</sup> Data from 2010 U.S. Census and is available at <a href="http://www.census.gov">www.census.gov</a> <sup>5</sup> Data from 2012 American Community Survey and is available at <a href="http://factfinder.census.gov">factfinder.census.gov</a>						

**1.a.iii.** The City identified two health and welfare concerns related to brownfields. The first is the concentration of brownfields located near low-income neighborhoods, especially in the Third Street Corridor, Greater West Dayton and along the Greater Miami and Mad Rivers. The City's Office of Economic Development (OED) completed an assessment of historical property use in preparation for this grant application using decades of community knowledge, site reconnaissance, and review of Sanborn Fire Insurance Maps. The conclusion was that nearly every street in West Dayton, except for historic residential areas, was at one time filled-in or used for commercial, industrial, or manufacturing operations. In fact, according to the Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), 932 active or registered leaking UST sites still exist within the city.

The City identified Priority Sites within the Target Area, listed in the following table, on which it will focus Assessment Grant funds, based on known or suspected contamination, proximity to sensitive populations, and high redevelopment opportunity.

<b>Priority Site (Size and proximity to sensitive populations)</b>	<b>Historic Use(s) / Possible or Known Contaminants</b>	<b>Potential Exposure Pathways and Health Effects<sup>1</sup></b>
<b>West Side Chevrolet Dealership</b> <i>Approx. 1.2 acres in Third Street Corridor (census tract 01651.00), 500 feet from Great Miami River and adjacent to impoverished neighborhood</i>	Automobile sales and service, including oil changes, fluid (antifreeze, automatic transmission fluid, brake fluid) changeouts, vehicle body repairs (i.e., painting) / volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) and metals, and asbestos and lead-based paint.	Physical hazards (vacant, blighted structures), inhalation (asbestos, lead, and VOCs), ingestion (lead and other metals) and direct contact (PAHs and metals) / headaches, poor coordination, anemia/bone marrow problems, reproductive problems/birth defects (lead), respiratory problems, nerve damage, liver/kidney damage, cancer
<b>Sucher Meat Packing Plant</b> <i>Approx. 10 acres in Third Street Corridor (census tract 01651.00), less than 200 feet from Wolf Creek and adjacent to public park and low-income neighborhood</i>	Former meat processing and packaging / VOCs, asbestos and lead-based paint.	Inhalation (asbestos and VOCs) / headaches, respiratory problems; ingestion (lead) reproductive problems/birth defects
<b>Dayton Hardfill Site</b> <i>Approx. 15 acres in West Dayton (census tract 00041.00) one block from low-income neighborhood and adjacent to an elementary school.</i>	Former city dump / VOCs, and PAHs, and metals suspected; conditions unknown.	Inhalation (VOCs) and direct contact (PAHs, lead) / headaches, poor coordination, anemia/bone marrow problems, reproductive problems/birth defects respiratory problems, nerve damage, liver/kidney damage, cancer
<b>McCall's Building</b> <i>Approx 20 acres in West Dayton (census tract 00041.00), adjacent to low-income neighborhood and a day care center.</i>	Former magazine and dress pattern printing operations / PAHs, lead, other metals, asbestos and lead-based paint.	Inhalation (asbestos and lead dust) direct contact (metals and PAHs), ingestion (lead) / Asbestosis, mesothelioma, neurological damage, cancer, anemia, reproductive problems/birth defects, miscarriages
<b>Former Dayton Steel Site</b> <i>Approx. 7.6 acres in West Dayton (census tract 00035.00), adjacent to a low-income neighborhood</i>	Former steel stamping operations / asbestos, VOCs, PAHs, metals	Inhalation (asbestos and VOCs), and direct contact (PAHs and metals) / same health effects as above
<b>Abandoned Gasoline Stations</b> <i>Located throughout city</i>	Gasoline sales and auto repair / chlorinated and petroleum solvents; benzene, toluene, ethylbenzene, xylenes (BTEX); PAHs, lead, other metals	Inhalation (VOCs) and direct contact (PAHs and metals) / Respiratory disease, central nervous system damage, cancer
<sup>1</sup> Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs.		

**1.a.iv.** The EPA AirData County Emissions Report for 2011 indicated that the large industrial plants in Dayton, area landfills, and vehicle traffic on Interstate 75 have historically contributed millions of pounds of air pollutants. Now that some of the larger plants are closed and have become brownfields, emissions may be lower but residents living near these sources have already been exposed to numerous airborne contaminants, and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways, representing an environmental justice concern for the City.

Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor communities (Section 1.b). Based on the 2009 *National Health Interview Survey*, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below \$35,000) are higher than those of upper income (26.6%), demonstrating health disparities between income levels (*Vital and Health Statistics, Series 10, Number 249, December 2010*).



### **1.b. Impacts on Targeted Community**

The Priority Sites, located near or in residential neighborhoods, schools, and/or parks, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Lung and bronchus cancer incidence rate (cases per 100,000 population per year) for Greater West Dayton ( $\geq 105.0$ ) exceeds the rate for the City (85.0 to  $>105.0$ ), Montgomery County (79.5), the state of Ohio (75.0), and the U.S. (63.9) (*Ohio Cancer Incidence Surveillance System – 2008*).

According to the Center for Disease Control, Behavioral Risk Factor Surveillance System (2006-2008), the estimated prevalence of children with reported asthma for Montgomery County is 14.9%, compared to 13.3% for the State and 9.3% for the nation. The report also indicates that adult asthma for African Americans is 17% in Ohio, compared to 9.2% for the U.S., which is significant because the percent of minorities in West Dayton is 3.5 times as high as it is in the U.S and 5.5 times as high as in Ohio. Additionally, adult asthma rates for adults earning less than \$25,000 range from 2 to 4 times the rates for those making \$25,000 or more. The Ohio Department of Health (ODH) compiles data for incidence of chronic lower respiratory diseases (formerly known as chronic obstructive pulmonary disease (COPD)). According to ODH published data for 2004 – 2006, 5.5% of deaths caused by chronic illnesses in Montgomery County were attributed to chronic lower respiratory diseases. This is in contrast to the rates for Ohio (4.2%) and the U.S. (4.6%). These numbers demonstrate 1) the breadth of health concerns across Dayton's population, and 2) a disproportionate impact from pollution to minority and low-income residents in West Dayton.

The cumulative impact of brownfields on sensitive populations is exacerbated by lack of nutritious food and health insurance. Two of the census tracts in Greater West Dayton (Tracts 00035.00 and 00041.00) were designated urban "Food Deserts" by the U.S. Department of Agriculture. More than 75% of Dayton students received free or reduced lunches in the 2011-2012 school year (*Ohio Department of Education*). Prior to implementation of the Affordable Care Act (ACA), 26.9% of the City's population was uninsured (*2010 American Community Survey, 1-year Estimates*). Current data is not yet available, but even the ACA is unlikely to solve all of these health issues.

Another health and environmental concern is the migration of contaminants from brownfields to the City's water supply. The City relies entirely on a locally-managed groundwater source for its water supply. According to the Miami Conservancy Watershed Initiative (MCWI), the Buried Valley Aquifer beneath the region stores approximately 1.5 trillion gallons of groundwater, and is the drinking water source for an estimated 1.7 million people, including the West Dayton residents. The Ohio EPA recently concluded the aquifer has a "high susceptibility to contamination" due to the shallow depth of the aquifer and presence of significant contaminant sources (i.e. brownfields). According to the MCWI, the Mad River in downtown Dayton is one of only a few watersheds in Ohio that provides urban coldwater habitat for aquatic wildlife, including freshwater trout.

### **1.c. Financial Need**

**1.c.i** Dayton's economic success has long been tied to a manufacturing base that has slowly crumbled, triggering a loss of employment opportunities and money available for investment in the community. The City is facing an ever-tightening budget, especially during the recent recession, when property values declined and local income tax revenues plummeted (*City of Dayton Department of Management & Budget*). Dayton needs additional funding to continue assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. This is especially the case in Greater West Dayton and the Third Street Corridor, where the gradual, decades-long loss of jobs has exacerbated the poverty rate and decimated the median household income (see Section 1.a.ii). Redevelopment of the Priority Sites will spur economic growth, provide impoverished residents with much needed employment opportunities, and increase Dayton's property values and income tax base.

Other economic factors further limit Dayton's ability to draw on other resources for assessment of brownfields. According to a report by Dayton's City Manager, these factors include the following:



- Ohio's Local Government Fund contribution has declined \$2.1 million or 23% to \$6.9 million from a high of \$9 million in 2001. The State's budget will cut \$8-\$9 million per year to the City when fully implemented.
- The elimination of the Ohio Estate Tax erased more than \$800,000 in the City's 2013 revenues, and will be completely phased out in 2014.
- The City has reduced its staff by nearly 40%, and those that remain have had several years of pay reductions and/or frozen salaries, including mandatory furlough days.
- Federal Community Development Block Grant (CDBG) funds are being reduced approximately 30% - or about \$4 million annually.
- A 10% drop in property tax valuations has resulted in a loss of about \$1.5 million annually.

**1.c.ii** The City's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting impoverished Greater West Dayton residents. As once-vibrant factories and supporting businesses shut their doors, the vacant, dilapidated sites multiplied. Jobs and citizens disappeared, and the area became concentrated with the unemployed and impoverished who could not afford to leave. Property values plummeted, and a downward spiral of poverty and blight ensued. According to the Census, 33% of residential homes within Greater West Dayton are vacant (51% of occupied homes are rentals), compared to 21.1% for the City, 13% for Montgomery County and 11% for the State of Ohio. Dayton's unemployment rate (Section 1.a.ii) appears consistent with the rates for the State, County, and Nation; however, the statistic is skewed by the 45% loss in population of the City's residents since 1960 (*U.S. Census and FFIEC, 2010 Data*).

In 2008, the 4.1 million-square-foot GM Moraine Assembly Plant, immediately south of Dayton, closed. According to a study conducted by the Institute for Research on Labor, Employment and the Economy at the University of Michigan, the plant closing resulted in the direct loss of 2,170 hourly workers, which led to the loss of another 10,850 indirect jobs. Job losses cascaded through GM's local supply chain, with the elimination of another 3,334 jobs in the greater Dayton area. The research concluded that 33,024 workers lost their jobs through the closing of this single factory, and the total economic impact to the regional economy was \$705,250,000. The study also found a correlation between the plant closing and impacts on community organizations. Between 2007 and 2008, the Dayton Area United Way experienced a 240% increase in food pantry visits; a 220% increase in basic needs calls for food, housing, material resources, temporary financial assistance and transportation; and a 160% increase in "other needs calls" for things like mental counseling. The former GM Plant remains eerily vacant, and the local economy has yet to recover from the loss.

## **2. Project Description and Feasibility of Success**

### **2.a. Project Description**

**2.a.i** In January 2009, the City and the Downtown Dayton Partnership convened a group of business and community leaders to spearhead a community-wide effort to create a targeted approach to smart growth and creation of a truly livable community focused on the city's urban core. Through public meetings, an on-line survey, and discussion forums, more than 1,000 citizens contributed to Dayton's vision for its future. The new Comprehensive Plan has a defined organizational structure, an established public/private "Implementation Team," and scores of volunteers. Established performance metrics are tracked and reported. The result has been a series of small successes for the inner city, including new houses, businesses, and amenities.

In a similar manner, the "West Dayton Corridor Plan" (WDCP) was developed in 2013. A multi-day design charrette was held where neighborhood residents, local business leaders, and corporate partners began the planning process. The purpose of the charrette included: building a vision for the area and specific corridors, creating goal and guiding principle statements to be specific to each identified priority area, identifying land use and redevelopment scenarios, and identifying design aesthetics and overall character of the corridors. The initial focus for this Greater West Dayton Environmental Assessment Project is on the Third Street Corridor, which includes the West Third Street Historic District and Wright-Dunbar residential neighborhood. Dayton will use these same successful strategies to implement the Assessment Grant in partnership with diverse stakeholders.



After a site is deemed eligible by the EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527) and, where appropriate, the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP). A qualified environmental consultant will design Phase II ESAs conforming with ASTM Standard E1903-97 and, where appropriate, the Ohio "Voluntary Action Program" (VAP) to investigate areas of potential environmental impacts.

Specialized assessment procedures will be instituted to ensure that the community is protected from contaminants during assessment work. Upon receipt of assessment results, the environmental consultant will work with the City's Office of Economic Development (OED), potential developers, and community partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the site. As appropriate, contaminated sites will be entered into the Ohio Voluntary Action Program (VAP), or Bureau of Underground Storage Tank Regulations (BUSTR) Program. The results of assessments will be disseminated to the community through public meetings, newsletters, online social media, and notification of community organizations (Sections 3.a and 3.c). If health threats are identified, the OEPA and the Public Health Department of Dayton and Montgomery County will be notified (Section 3.b). If needed, the City will seek additional funding from local and state sources and/or the EPA (Section 2.c) for additional assessment and subsequent environmental response activities.

Assessment data will be carefully studied in order to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment activities. These assessments will support commercial and industrial redevelopments in urban areas with existing infrastructure, creating local jobs and amenities.

The public will be notified of scheduled assessment activities. Program outputs and outcomes will be regularly entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database following Phase I and II ESAs, and subsequent remediation, and/or redevelopment activities. The City of Dayton will work closely with EPA and other stakeholders at every step.

A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled through use of engineering controls and specialized work practices. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the City and/or a developer determine how to protect the community during redevelopment activities.

**2.a.ii.** The City's OED, other supporting City staff, and a qualified environmental consultant (the project team) will lead the community-oriented Assessment Grant project to support revitalization in accordance with the aforementioned Plans. The OED will be responsible for day-to-day grant operations including updating and maintaining the brownfields inventory; distributing information to the community; prioritizing sites for assessment; and tracking project progress. The OED will be responsible for procuring all contractual services (e.g., environmental consultant), submittal of required reports to the EPA, and managing the brownfields information within the City's geographic information system (GIS) database. The OED will be supported by their in-house Department of Finance, Department of Management & Budget, and the City Manager's Office.

The City successfully completed their FY1998 and FY2004 EPA Assessment Grant projects within the required three year term. The City and OED will similarly adhere to the following timeline to ensure 2014 Assessment Grant funds are expended by the end of the 3-year cooperative agreement period. Within one month of receiving notification of the Assessment Grant award, the OED will host a project "kick-off" meeting with its community partners, including the Plan Implementation Team, and then prepare a Work Plan. Concurrently, the City will hire a qualified environmental consultant in compliance with applicable federal



procurement regulations. The consultant will assist with grant management, perform the assessment work, and assist with all reporting requirements. The Target Area and Priority Sites were already identified (see Section 1); therefore, assessments will begin within one month of contracting with an environmental consultant.

**2.a.iii.** Greater West Dayton, which includes the Third Street Corridor, was formerly a vibrant and diverse community with commercial and industrial areas near downtown Dayton. It is now home to vacant and blighted buildings, and the resulting underserved residents in the surrounding neighborhoods. The Priority Sites (Section 1.a.iii) were selected because their location within the Third Street Corridor and Greater West Dayton area is key to the City's plan to transform the Third Street Corridor into a mixed-use neighborhood with commercial and retail businesses, and the plan to link the area to the nearby Downtown core, and the Greater Miami River riverfront.

As the grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations (Sections 2.a, 3.a, and 3.c) will be integrated into the project. The City and specifically the OED will develop a prioritization ranking system to assist in selecting additional sites for assessment based on the following three factors. First, sites where available information suggests an imminent threat to public welfare or the environment exists. Second, high-opportunity brownfields (Section 1) that will help the City achieve both Plans' targeted goals and objectives. Third, brownfields that receive interest for redevelopment, or are identified as high community priorities, during implementation of the Grant.

Site access will be obtained as follows, in accordance with customary City policies:

- For property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners.
- For tax foreclosures, the City will work with the Montgomery County Land Reutilization Corporation ("Land Bank") to obtain site access.
- For lender foreclosures, the City will obtain an access agreement from the lender.
- For sites that present an imminent threat to public welfare or the environment, the City will use its legal nuisance abatement authority, or work with Ohio EPA to obtain site access.

The Assessment Grant will support a key step in reaching goals described in both Plans, which is the assessment of brownfields in Greater West Dayton, the Third Street Corridor, and the Great Miami River watershed, which are negatively impacting the health and welfare of sensitive populations, the environment, and the City's economy. The intent of this approach is to create a transformative impact on areas where other funding sources (e.g., CDBG funds) and other City resources are already concentrated. This approach will focus on assessing and identifying the unique needs of each neighborhood, building capacity and stability within the community, and fostering neighborhood involvement and support through enhanced environmental awareness.

## **2.b. Task Description and Budget Table**

**Task 1 - Community & Stakeholder Outreach:** The City has an outreach budget of \$16,000. This include contractual costs of \$8,000 (80 hours at approximately \$100/hour) and \$8,000 in OED personnel time (160 hours at approximately \$50/hour) for coordination and community outreach, education, and meetings. Additional services will be provided in-kind through labor and expenses (i.e. travel and supplies) to conduct environmental outreach meetings, write press releases, update websites and social media, as well as other activities to complete the community outreach programs. Planned community and stakeholder outreach activities are described in Section 3.

**Task 2 - Site Assessment:** Priority Sites will be evaluated with Phase I and/or II ESAs conducted in accordance with "All Appropriate Inquiry" standards and practices (ASTM Standard E1527) and, when appropriate, the Ohio Voluntary Action Program (VAP). The costs for Phase I and Phase II ESAs will vary, depending on the complexity and whether VAP compliance is required. Over 85% of the site assessment task





budget will be used to conduct Phase II ESAs. The OED estimates Phase I ESAs will cost \$3,000 to \$6,000, VAP Phase I Property Assessments will cost \$7,000 to \$9,000, and Phase II ESAs will cost \$20,000 to \$50,000. The hazardous substances budget includes contractual costs of \$165,000 based on conducting five Phase I ESAs at an average cost of \$5,000 (\$25,000 total), and four Phase II ESAs at an average cost of \$35,000 each (\$140,000 total). The petroleum budget includes contractual costs of \$174,000, based on six Phase I ESAs at an average cost of \$4,000 (\$24,000 total) and six Phase II ESAs at an average cost of \$25,000 (\$150,000 total).

**Task 3 - Cleanup and Reuse Planning:** The City will conduct cleanup/redevelopment planning in accordance with OEPA or BUSTR programs where health hazards or redevelopment opportunities are imminent. This may include preparation of cleanup plans, assessment of cleanup and redevelopment alternatives, as well as evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$24,000 (hazardous substances) and \$15,000 (petroleum), based on completing two cleanup and reuse plans at three hazardous substances sites at \$8,000 each and two petroleum sites at \$7,500 each. Funds will be allocated as tasks are specified.

**Task 4 - Programmatic Costs:** The City will provide in-kind, labor resources and supplies associated with programmatic costs, including documenting the brownfields site selection process, coordinating and conducting operational meetings, and other activities associated with grant functions. The in-kind effort will consist of two hours per week for implementing programmatic activities, equaling an in-kind contribution of up to \$15,000 (300 hours at \$50/hour). The programmatic costs of \$6,000 include travel to send two OED staff to two EPA Brownfields Conferences (\$1,500 per person per conference). The budget will be allocated as described below:

Hazardous Substances Assessment Grant					
Budget Categories	Task 1: Community & Stakeholder Outreach	Task 2: Phase I & II Assessments	Task 3: Cleanup and Reuse Planning	Task 4: Programmatic Costs	Total
Personnel	\$4,000				\$4,000
Travel				\$3,000	\$3,000
Contractual	\$4,000	\$165,000	\$24,000		\$193,000
<b>Sub-Total</b>	<b>\$8,000</b>	<b>\$165,000</b>	<b>\$24,000</b>	<b>\$3,000</b>	<b>\$200,000</b>
Petroleum Assessment Grant					
Budget Categories	Task 1: Community & Stakeholder Outreach	Task 2: Phase I & II Assessments	Task 3: Cleanup and Reuse Planning	Task 4: Programmatic Costs	Total
Personnel	\$4,000				\$4,000
Travel				\$3,000	\$3,000
Contractual	\$4,000	\$174,000	\$15,000		\$193,000
<b>Sub-Total</b>	<b>\$8,000</b>	<b>\$174,000</b>	<b>\$15,000</b>	<b>\$3,000</b>	<b>\$200,000</b>
<b>TOTALS</b>	<b>\$16,000</b>	<b>\$339,000</b>	<b>\$39,000</b>	<b>\$6,000</b>	<b>\$400,000</b>

## 2.c Ability to Leverage

The following table identifies local resources that will be leveraged to support assessment needed to determine whether a project and site are technically and economically viable opportunities.

Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
City of Dayton OED and Environ. Management Division (EMD)	1) OED staff time for outreach and programmatic activities. 2) Meeting rooms, educational materials, equipment for outreach/workshop events. 3) OED General Fund for supplemental	<b>\$15,000</b> from OED Staff (300 hrs at \$50/hr) <b>\$5,000</b> (meeting venue, equipment/supplies costs of \$500 per event, for ten events)	100%  Funds have already been allocated in the City's



Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
	assessment or re-use planning 4) EMD Dept. staff time for scientific review and emergency response support (See Section 2c)	<b>\$10,000</b> from West Dayton Development fund <b>\$5,000</b> from EMD staff (100 hrs at \$50/hr)	2014 budget.
Environ. Consultant	Assist with documentation/reporting including progress reports, Quality Assurance Project Plan, Health and Safety Plans, administrative meetings.	<b>\$10,000</b> (100 hrs at \$100/hr)	100% in-kind resources
Sinclair Community College	Student participation through the Environmental Engineering Technology Dept, Class 150 "Environmental Assessment and Analysis." Students will participate in historical research and provide re-use planning support.	Value dependent on number of students enrolled; expected to contribute at least 100 hours of effort per semester. Students will also benefit from the learning experience.	100% (support letter attached, Section 3c)
Downtown Dayton Partnership & Chamber of Commerce	Regional Partners will provide assistance with marketing, communication, and outreach to residents and businesses in the community, especially Downtown and the Greater West Dayton area.	<b>\$5,000</b> from DDP & DCC staff (100 hrs at \$50/hr)	100% (support letters attached, Section 3c)

The OED administers the West Dayton Development Fund (WDDF) and the Dayton Economic Attraction Program (DEAP). The WDDF is funded from landfill fees which are split on a 50-50 basis between the General Fund and the WDDF. Fund allocation is 30% economic development; 30% housing, youth employment, and community development; 25% target areas; and, 15% discretionary projects. Eligible areas for funding include the impoverished Third Street Corridor.

DEAP is one of the City's most aggressive business incentive programs designed to stimulate job growth. DEAP offers annual grants for up to three years to new businesses, in particular advanced materials and manufacturing, aerospace research and development, data management and sensors technologies, and health care, choosing to locate in and create jobs in Dayton. By focusing on priority brownfields in the Target Area (i.e., Greater West Dayton and the Third Street Corridor), Assessment Grant funds will be leveraged to maximize WDDF and DEAP monies for new projects.

In the past 10 years, the City's redevelopment efforts have helped create public and private investments in the downtown area totaling over \$630 million. Dayton has received over \$20 million in Clean Ohio grant funds since 2001; these funds leveraged over \$157 million in private investment and created/retained over 350 jobs. Some of the primary resources already used frequently in the City, which will continue to be sought, include the following:

- **New Market Tax Credits:** Federal program to attract investment in low-income communities. The City used the credits for the Tech Town and General Electric (GE) redevelopment projects.
- **Dayton Development Fund:** Provides "gap" financing for development to assist companies that will generate new investment and create jobs in Dayton. This program already has helped to leverage millions of dollars in new investment and create thousands of jobs over the last decade.
- **Main Street Corridor Fund:** Eligible downtown development projects with adaptive reuse of vintage office buildings can receive local grant funding to assist with gap financing.
- **Tax Increment Financing (TIF):** Funding tool for local governments to finance environmental remediation, demolition, and public infrastructure by leveraging incremental tax growth.



- Enterprise Zones: Provides substantial tax reductions (up to 75%, up to 10 years) to businesses for new construction or large building additions in designated areas of Dayton.
- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants

For example, during Tech Town brownfield redevelopment, the City successfully leveraged two prior EPA Brownfield Assessment Grants to obtain a \$3 million dollar Clean Ohio cleanup grant, and grants from the Dayton Development Fund, County ED/GE Fund, U.S. Economic Development Administration, and Army Corps of Engineers. The project leveraged over \$40 Million in funding.

### 3) Community Engagement and Partnerships

#### 3.a. Plan for Involving Target Community & Other Stakeholders and Communicating Project Progress:

The City of Dayton has a proud established culture of community involvement. The City encourages ongoing participation in project planning and development through its award-winning Citizen Participation Program. This program was begun in 1975, when Dayton formed elected neighborhood councils, known as Priority Boards. Priority Boards include citizens from every Dayton neighborhood and representation from each individual neighborhood group. The City recently launched the new “EngageDayton” community discussion website, an immigrant-friendly program called “Welcome Dayton” to engage newcomers, and there is an active social media team.

The development of Dayton’s Comprehensive Plan and the West Dayton Corridor Plan are prime examples of Dayton’s community participation. Public meetings, an online survey, and discussion forums were held to collect ideas and develop detailed recommendations. More than 1,000 Dayton residents helped determine the community’s vision and over 200 volunteers served on resource groups to incorporate community input into the final Plans. The City will use this successful model of engagement to incorporate community involvement into the Assessment Grant project, with a focus on residents in Greater West Dayton targeted community.

The Plan for involving the affected community will include three primary efforts: **1)** notification of Grant award, **2)** “kick-off” meeting and initial outreach, **3)** on-going education and communication. Dayton’s residents rely on local newspapers and radio stations, neighborhood Priority Boards, local websites, and the City’s social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to local media including the Dayton Daily News, the Dayton Business Journal, Dayton City Paper, and in the City’s regular newsletter. The City will also reach out through local social media experts, local radio stations (i.e. WHIO – 1290 AM) and television stations including Channel 5, which is the Dayton Public Access Television Station (DATV), to reach residents at every educational level and those without internet service.
- Notifying the Innerwest and Southwest Priority Board groups, which serve Greater West Dayton and the Third Street Corridor neighborhoods, and other key community based organizations (e.g., those that will have an active role in the project, as described in 3c).
- Posting notification of the award and EPA Brownfield Program information on the OED and Comprehensive Plan websites, regional partner websites, and on the City’s Facebook page.

Secondly, the OED will host a public kick-off meeting at a centralized public venue (e.g. City Hall or Tech Town) to acquaint the key organizations, as well as community and environmental organizations, educational institutions, and the general public. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City’s website, Facebook page, email, and other stakeholder channels.

Thirdly, the OED will continue education and outreach activities, including:

- Developing and hosting a brownfields workshop within the first year of the grant program, in coordination with supporting City Departments (Environmental Management Division) and community partners. The OEPA and EPA will be invited, as well as area developers, businesses, lenders, and other business



representatives. The workshop will provide a venue to promote and report on the progress of the City's Brownfields Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

- Providing regular updates on program progress through the City website, the Bizbites Newsletter, and social media including the City's Facebook page. Additionally, the City will continue to regularly produce videos of successful projects and post them on YouTube.
- If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the OED as necessary, and OED representatives will participate in Priority Board and partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The OED and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the City's Environmental Management Division and local Health Department (Public Health - Dayton and Montgomery County) will become partners in community involvement and education (Section 3.b) in their areas of specialty. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the OED will provide a final report to the community summarizing project outputs and outcomes.

The "Welcome Dayton" initiative is an immigrant-friendly program comprised of local leaders and residents. Its mission is to increase involvement of immigrants in policy-making and community programs, encourage immigrant business growth, and provide multi-cultural language services. The Welcome Dayton website can be read in English or translated into six other languages. However less than 3% of the City's population is non-English speaking; therefore, project documents and community outreach notification and activities will be in English. If the City is made aware of specific language or disability needs for the assessment project, the translations or other support will be provided through the Welcome Dayton program or other regional partners.

### **3.b. Partnerships with Government Agencies**

**3.b.i** The City will rely on long-established relationships with local and state partners to ensure success of the project. Locally, the OED will partner with the Environmental Advisory Board (EAB) and City's Sustainable Practices Team. The EAB's 11 public-private members are charged by the City Commission to ensure that the environment is protected, maintained, and improved by the City's programs and projects. The City's Sustainable Practices Team's purpose is to serve as an advisory group to the City Manager. The mission of the team is to make recommendations on sustainable policy and to establish strategies, benchmarks, and milestones to save energy, money, and other resources; protect the environment; and improve the quality of life in Dayton. This Policy is reviewed and updated every two years. The EAB and the Sustainable Practices Team will be partners for the brownfield workshop mentioned above, and will be updated and consulted at least quarterly during the assessment, redevelopment planning, and implementation of outreach activities.

The City maintains a strong relationship with the Public Health – Dayton & Montgomery County (PHDMC) Department, which is located Downtown. Several PHDMC programs, such as asbestos control, environmental nuisance complaints for commercial buildings (e.g. dangerous blight), and environmental health administration relate to the City's Brownfields program. The PHDMC has been actively involved in education/notification, testing, and monitoring related to, radon, mold, lead poisoning, and groundwater protection. The expertise and experience of PHDMC will be called upon to help assess off-site health threats posed by contamination; identify toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

**3.b.ii** Through its successful environmental and brownfield redevelopment programs, the City has established a strong and productive relationship with the OEPA, Ohio Department of Transportation (ODOT), and the Ohio Development Services Agency (ODSA). The City will continue to foster these partnerships with activities associated with the Assessment Grants. The City will also work closely with the OEPA to help ensure appropriate assessment and cleanup activities on brownfields. This project will be conducted in compliance



with OEPA guidance documents and Ohio's Voluntary Action Program (VAP). The OED will work with OEPA staff for resolution of regulatory or procedural issues, interpretation of rules and guidance documents, and technical guidance.

When contamination is discovered on brownfields, the cleanup criteria established under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by contamination. If contamination discovered through assessment has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the OEPA will be notified and brought in as a project partner with the City and PHDMC.

**3.c. Partnerships with Community Organizations:** The City identified the following organizations as project partners. Their letters of support are included in Attachment B.

The area-wide plan of the Third Street Area is intended to be a public-private partnership between the City of Dayton, area stakeholders and the public. The City of Dayton Department of Economic Development is leading the initiative and will be the recipient of the grant. To date, the City has received commitments from several area stakeholders including: Southwest Priority Board, MVRPC, National Aviation Heritage Alliance, Citywide Development Corporation, and the National Parks Service.

Throughout assessment grant process, area stakeholders – including business and property owners, building tenants, residents, public officials, emergency responders and others – will be informed of the project's status through various outreach methods, including public open houses, individual meetings, a project website, social media, and informative materials. The project team is committed to engaging and informing the public .

The City of Dayton will be the lead agency overseeing the process and project. The city will have staff from various departments including Office of City Manager, Economic Development, Planning and Engineering. The City has assembled several regional and area specific partners which will become the Third Street Area Steering Committee. Some of the partners include MVRPC, Citywide, NAHA, and NPS. The committee also includes business owners and residents in the subject area. In 2014, the City of Dayton, as a member of the Southwest Ohio Aerospace Region collaborative was designated at the EDA as a "Manufacturing Community." This will allow the Third Street Area Steering Committee to draw on more partners and resources in an effort to redevelop this community.

#### 4.0 Project Benefits

**4.a. Health and/or Welfare and Environment:** The specific health and/or welfare and environment benefits associated with the priority brownfields in the targeted community are summarized below.

Priority Site	Health and/or Welfare and Environment Benefits
West Chevrolet Dealership	Assess and identify hazardous substances and petroleum impact to facilitate remedial planning that will limit 1) vapor intrusion concerns on-site and for nearby residents, 2) direct contact exposures, and 3) migration of contaminants to the Great Miami River. Also assess and abate hazardous building materials to limit visible emissions and inhalation exposures to residents during renovation or demolition.
Sucher Meat Packing Plant	Assess and identify hazardous substances impact to plan remedial activities limit vapor intrusion concerns on-site and for nearby residents and businesses. Also assess and abate hazardous building materials to limit visible emissions and inhalation exposures to residents during renovation or demolition..
Dayton Hardfill Site	Assess and identify hazardous substances and methane gas impact to evaluate potential for off-site migration of contaminants through soil-gas to adjacent low-income neighborhoods and facilitate remedial planning, if necessary.





Priority Site	Health and/or Welfare and Environment Benefits
<b>McCall's Building</b>	Assess and design abatement of hazardous building materials to limit visible emissions and inhalation exposures to residents during renovation or demolition, identify and mitigate VOC impacts to facilitate remedial planning to limit vapor intrusion concerns for nearby low-income neighborhood and direct contact concerns for site redevelopment. (Continued)
<b>Former Dayton Steel</b>	Assess and identify hazardous substances impacts to plan remedial activities to limit 1) direct contact concerns for on-site workers and 2) vapor intrusion concerns on-site and for nearby residents. Assess and abate hazardous building materials to limit visible emissions and inhalation exposures to residents during demolition of the building.
<b>Abandoned Gas Stations</b>	Assess and design abatement of hazardous building materials to limit visible emissions and inhalation exposures to residents during renovation or demolition, develop remedial designs to renovate or demolish dilapidated buildings, remove tanks, identify and mitigate petroleum and chlorinated solvent impact to limit vapor intrusion concerns for nearby residential neighborhoods.

The priority brownfields are located in the Targeted Community of Greater West Dayton; therefore, reductions in health and welfare threats will be directly beneficial to the disproportionately affected, underprivileged urban residents, helping to address the environmental justice issues these sites present. Cleanup and redevelopment of these sites will greatly reduce current threats to citizens living, working, shopping, learning, and playing in those areas. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents, and reducing sprawl. The redevelopment outcomes of this project coincide with the Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. The redevelopment of priority brownfields will also lead to mitigation of nonpoint pollution sources and illicit discharges, improving water and sediment quality in the Great Miami River and Wolf Creek, and improving the quality of groundwater, the primary drinking water source for Dayton residents. This will result in reduction in contaminants, improving aquatic life and encouraging outdoor recreational opportunities.

#### **4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

**4.b.i.** The City looks to its Sustainable Practices Policy to incorporate infrastructure reuse and sustainable reuse into brownfields redevelopment planning. Dayton's brownfields are already equipped with existing infrastructure such as roads, railroads, mass transit, utilities, water lines, and sewers. In February 2010, the City adopted the "City of Dayton Livable Streets Policy." The policy promotes a key Livability Principal through the design of surface transportation to support a balance of walkability and public and private transportation, as outlined in the Comprehensive Plan. Since implementation of Dayton's Sustainable Practices Policy in 2007, the City has expanded curbside recycling, completed energy retrofits of City buildings, and installed light-emitting diode (LED) traffic lights. The City and more than 90 businesses within the City actively participate in Dayton's voluntary "Green Business Certification" Program. To be certified, businesses must meet defined standards for solid waste reduction and recycling, energy and water conservation, and pollution prevention. Dayton incorporates sustainability into the organizational culture and realizes significant cost savings, all while investing in the community's future.

The current financial condition of the City makes it very difficult to capitalize new infrastructure; therefore, the City has decided that grant funds and other redevelopment incentives will only be provided to projects located on sites where infrastructure necessary to support the project already exists or can be upgraded at a reasonable cost. By incentivizing brownfield redevelopment in this fashion, the City will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The City also will use Assessment Grant funds and other brownfield incentives as "carrots" to encourage the incorporation of sustainable and "green" redevelopment components, such as innovative stormwater management techniques (rain gardens, bioswales,



etc.), use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems. Highest priority will be given to projects that seek to meet the City's sustainability goals (e.g. Leadership in Energy and Environmental Design (LEED) green building rating system). If demolition is necessary, the City will strongly encourage deconstruction practices rather than traditional demolition of buildings and recycling or reuse of demolition debris. The City will be integrally involved in brownfield redevelopments and will encourage the ongoing use of green site investigation (e.g., in-situ data loggers, direct-push drilling, and solar-powered equipment and charging systems,) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during site cleanup and redevelopment.

**4.b.ii.** Dayton's Tech Town (Section 5.c.) became a reality as a direct result of FY1998 and FY2004 EPA assessment grants and \$40 million in local, state, and federal investment. Tech Town is located next to RiverScape. This downtown riverfront park and entertainment venue includes access to a 70-mile trail system for bikers, runners and walkers. Festivals, concerts, and celebrations are held throughout the year at RiverScape's pavilion. The strategic redevelopment of the former GM plant into Tech Town complements the Livability Principals of leveraging federal investment and providing transportation choices (encouraging employees to bike to work using the RiverScape trail system), while creating a positive live/work/play urban ecosystem.

**4.c. Economic and/or Non-Economic Benefits:**

**4.c.i.** Each successful redevelopment will have the following positive economic impacts:

- Removal and/or redevelopment of the abandoned commercial and industrial sites located within the target communities will reduce the negative impact on home values and boost tax revenues.
- Redevelopment will provide opportunities for high-tech businesses that will bring high-paying jobs. These jobs, along with entertainment venues and educational institutions, will recruit young professionals and the "creative class" to work and live in Dayton.
- Transitioning brownfields to mixed-use opportunities will create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Plan objective of creating a vibrant, active urban community.
- With new job opportunities, Greater West Dayton and downtown area residents will once again be able to support their families and invest in their communities, improving living conditions in struggling neighborhoods and the community, increasing the income and property tax bases.

The Comprehensive Plan entails connectivity between the existing riverfront, city parks, and the entertainment venues throughout the City, and improving gateways to downtown by adding tree-lined lanes between buildings, streetscapes, and increasing riverfront greenspace to further promote the riverfront as a recreational destination. The City and its partners are promoting greenspace and connectivity elements in the redevelopment projects, which are established Grant outcomes.

**4.c.ii.** Currently, there is no EPA Environmental Workforce Development/Job Training program in the Dayton area. Dayton will work with Sinclair Community College (SCC) (Section 3.c) to identify educational and employment opportunities on brownfield projects within the City for SCC's Environmental Engineering Technology (EET) students and graduates. The EET curriculum provides a background in environmental laws and regulations, site assessments, emergency response (40-hour HAZWOPER training), sampling and analysis, and remediation.

**5.0 Programmatic Capability and Past Performance**

i. **5.a Programmatic Capability.** The City's Office of Economic Development (OED) staff has successfully managed two EPA Assessment Grants, as well as numerous other Federal and State grant and loan programs. The OED staff has the technical, administrative, and accounting capabilities and management systems in place. The OED will also have access to several specialists on its staff, environmental specialists (hydrogeologist and environmental compliance specialist) within the City's Environmental Management

Division (EMD), and staff within the City's Sustainable Practices Team (SPT). The EMD will provide support with natural resource protection, environmental compliance (e.g. asbestos, chemical spills, odor and dust, and storm water protection), risk management, and educational activities. The SPT will help establish strategies, benchmarks, and milestones to implement and track sustainable practices during the Grant project.

The OED will retain highly competent environmental consultant(s) to conduct the environmental assessments and assist with project tracking. The environmental consultant(s) will be retained using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36). The selected consultant(s) will be experienced in all aspects of EPA Assessment Grant management and have extensive experience with, and understanding of, the Ohio VAP.

The OED project team for this project is an experienced, dedicated team, some of whom have been working together since 2001. The experience and qualifications of key team members are below.

Veronica Morris will serve as Project Director. Morris has nearly 15 years' experience in economic development, brownfields redevelopment, and community organizing. She has managed several successful grant-funded and planning projects. Morris will be responsible for handling day-to-day activities associated with implementing the project Work Plan.

Jill Bramini will serve as Financial Manager for the project. She understands the financial components of federally-funded projects. She will be responsible for consultant contracting, pay requests, accounting, and financial reporting for the project.

Other OED and Planning and Community Development (PCD) staff members will be integral to the project, assisting with outreach, education, continued prioritization of opportunity brownfields, and programmatic functions. Additionally, the both departments will be supported by other City Hall departments including Finance, Public Affairs, Water, Law, Management & Budget, and the City Manager's office.

ii. The City of Dayton has received and managed two prior EPA Brownfields Grants: a Brownfield Assessment Pilot grant in 1998 (\$200,000) and a site-specific Brownfield Assessment Grant in 2004 (\$200,000 for hazardous substances). All funds were expended by the end of the Grant periods. (b) The OED's staff successfully managed both grants; complied with the project Work Plans and all grant requirements; and completed project reporting, including quarterly progress reports, close-out reports, and property profiles in ACRES, in a timely manner. The outputs, including Phase I ESA and Phase II ESA reports, were input to ACRES.

Both the FY1998 and FY2004 Brownfield Grants were used to assess a former General Motors industrial site and leverage over \$40 million in additional redevelopment funding to support one of the City's most successful brownfield projects, Downtown Dayton's Tech Town. Tech Town is the City's premier technology-oriented campus that is now the epicenter of the Ohio Aerospace Hub of Innovation and Opportunity. Tech Town's roots were laid during the 1998 EPA Brownfield Pilot, which led to a cooperative approach between the City and GM to redevelop the site. The 2004 EPA Brownfield Assessment Grant was used to conduct a targeted assessment, which leveraged a subsequent \$3 million Clean Ohio Revitalization Fund grant, and other grants. The result is one of the most exciting new areas of Dayton, and an example of how a dedicated project team and Federal and State resources can be leveraged to redevelop the most complicated of brownfield sites. These accomplishments occurred after the cooperative agreements were closed out, and were not included in ACRES. However, these successes would not be possible without the Assessment Grants.



Dayton also has extensive experience managing other federal and non-federal assistance agreements. The Former Howard Paper Site is a 4.4-acre brownfield located immediately adjacent to Sinclair Community College and the Dayton Career Technology High School. Developed in the late 1800s as a paper factory, the long-vacant industrial complex was a well-known haven for vagrants, and caught fire in 2009. The City leveraged \$1.2 million in Clean Ohio funding, along with nuisance abatement incentives and private investment to demolish the buildings and prepare the site for future redevelopment. Today the site continues to attract potential investors as a result.

The residents and stakeholders of the area will appreciate your consideration of our grant request. The future of our city is depending on the revitalization of vacant brownfield sites, and the new economic opportunities they represent for the community.

The City has had no adverse audit findings with management of the EPA Brownfield grants or any other grants. Dayton has significant budget controls and processes in place to manage all municipal funding streams, which total over \$150 Million annually.

**Conclusion** The residents and stakeholders of the Greater West Dayton area will appreciate your consideration of our grant request. The future of our city is depending on the revitalization of vacant brownfield sites, and the new economic opportunities they represent for the community.



## Appendix 2: Other Factors Checklist

Name of Applicant: City of Dayton, Ohio

Please identify with an X any of the items below which may apply to your BF AWP project area as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable. If this information is not clearly discussed in your narrative proposal or in any of the required attachments, it will not be considered in the grant selection process.

X	Other Factor	Page #
X	Community population is 10,000 or less.	1
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
X	Targeted brownfield sites contaminated with controlled substances.	2
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	4
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	4
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
X	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicant must attach documentation which demonstrates either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor.	11





**UNITED STATES DEPARTMENT OF COMMERCE**  
**The Assistant Secretary for Economic Development**  
Washington, D.C. 20230

June 23, 2014

Sam Stephens  
Senior Economic Development Analyst  
The City of Cincinnati  
Two Centennial Plaza  
805 Central Ave, Suite 710  
Cincinnati, Ohio 45202

Dear Mr. Stephens:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Sincerely,

Roy K.J. Williams  
Assistant Secretary of Commerce  
for Economic Development

## Attachments





John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

December 11, 2014

U.S. Environmental Protection Agency, Region 5  
Brownfields/NPL Reuse Section  
ATTN: Brad Bradley and Romona Smith  
77 West Jackson Blvd., Mail Code SM-7J  
Chicago, IL 60604-3507

**RE: City of Dayton Assessment Grant Proposal**

Dear Mr. Bradley and Ms. Smith:

I am pleased to offer Ohio EPA's support for the City of Dayton Assessment Grant Proposal. We have worked with the City of Dayton in the past and hope to be able to provide support to the City of Dayton under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City of Dayton is requesting under their assessment grant proposal would be used to conduct Environmental Site Assessments at the McCall Press site in Greater West Dayton. This site is part of the City's Westview Industrial Park project in one of Dayton's most blighted west side neighborhoods. If awarded, these funds would move the City closer to cleanup and redevelopment of this site, which would greatly reduce threats to citizens living, working, shopping, learning, and playing in this area. This would also enhance the City's ability to facilitate new investment and job creation in this area.

We look forward to working with the City of Dayton and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager  
Ohio Environmental Protection Agency  
Site Assistance and Brownfield Revitalization

cc: Keith Klein, Senior Development Specialist, Office of Economic Development, City of Dayton, Ohio  
Chris Lipson, City of Dayton, Ohio  
Veronica Morris, City of Dayton, Ohio  
Mike Starkey, Ohio EPA, DERR/SWDO

From the Dayton Business Journal

:<http://www.bizjournals.com/dayton/news/2014/06/13/what-the-new-1-3b-manufacturing-initiative-means.html>

## What the new \$1.3B manufacturing initiative means for Dayton

Jun 13, 2014, 10:35am EDT



Joe Cogliano

Senior Reporter- *Dayton Business Journal*

[Email](#) | [Twitter](#) | [Google+](#) | [LinkedIn](#)

Details about how the new manufacturing designation will benefit the Dayton/Cincinnati region are slowly emerging.

So let's start with this: I've learned the Manufacturing Communities Partnership initiative announced by the feds a few weeks to accelerate the resurgence of manufacturing is not just a \$1.3 billion check for the 12 winning regions to divvy up.

The money is actually the total of existing federal grants that could benefit the industry. Organizations in the winning regions will get help navigating the bureaucracy of applying for the funding and get some type of preferential treatment — which is being dubbed “bonus points” — to win money for projects tied to manufacturing.

“That’s why it was so attractive to us, to be able to give everyone in the region kind of a leg up on being able to qualify for some of these things,” said Quin Kline, vice president of strategic partnerships for the **Dayton Development Coalition**.

The DDC, along with city of Dayton, the city of Cincinnati and REDT Cincinnati, make up the Southwestern Ohio Aerospace Region, one of the 12 winners.

As far as what projects are eligible, those details have yet to be announced, but insiders say it’s a good bet that anything advancing workforce development and research commercialization will be part of the equation.

The good news is that even before the first dollar is won, officials in southwest Ohio can use the designation as a marketing tool for economic development.